

**STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
AMENDED AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 14, 2019
8:00 p.m.**

- (A) 7:30 p.m. Caucus next mtg 8/28
(B) 8:00 p.m. Call to Order
(C) Certificate of Posting per Chapter 208
(D) Approve amended agenda
(E) Approve minutes from July 31, 2019 meeting
(F) Oath Administered to all Witnesses
(G) **NEW APPLICATIONS**

1) **BRIAN AND DEVON SZYMANSKI, OWNERS**

Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a fence in the front yard and where a 25' LF 6' high vinyl fence exists; property located at 18186 Ash Drive, PPN 394-24-005, zoned R1-75.

2) **VADIM AND OLGA DYAKIV, OWNERS**

Requesting a 10' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 10' Setback from the main dwelling is proposed in order to construct an Accessory Structure; property located at 17780 Lyon Lane, PPN 394-25-041, zoned R1-75.

3) **MARGARET YOUNG, OWNER**

Requesting a 124 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 244 SF Front Entrance Feature exists; property located at 11545 Timber Edge Place, PPN 398-14-029, zoned R1-75.

(H) PUBLIC HEARINGS

4) **PAUL AND CRYSTAL TURNER, OWNERS**

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback and where a 5' Rear Yard Setback is proposed in order to install an Above Ground Swimming Pool; property located at 13916 Blackberry Circle, PPN 398-10-108, zoned R1-75.

5) **GEORGE AND GINA LATCHERAN, OWNERS/Michael Mrdjanov with Ironwood Builders, Representative**

- a) Requesting a 288 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 480 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 20' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 0' Setback from the main dwelling is proposed in order to construct an Accessory Structure; property located at 22416 Valleybrook Lane, PPN 392-13-077, zoned R1-75.

6) BRYAN AND SARAH SALISBURY, OWNERS

Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in the front yard and where the applicant is proposing a 160 SF Accessory Structure in the front yard; property located at 19960 Albion Road, PPN 391-27-004, zoned R1-75.

7) DAN BAILEY, OWNER

a) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in the front yard and where the applicant is proposing a 280 SF Accessory Structure in the front yard;

b) Requesting an 88 SF Floor Area variance from Zoning Code Section 1252.15 (a), which permits a 192 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an Accessory Structure;

c) Requesting a 6' Height variance from Zoning Code Section 1252.04 g), which permits a 12' Height and where an 18' Height is proposed in order to construct a 280 SF Accessory Structure;

d) Requesting a 20' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 100' Front Yard Setback from the Westwood Drive centerline and where an 80' Front Yard Setback from the Westwood Drive centerline is proposed in order to construct a 280 SF Accessory Structure; property located at Westwood Drive parcel B, PPN 392-12-021, zoned R1-75.

8) MATTHEW AND JULIE ZUBEK, OWNERS

Requesting a 1,041 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,041 SF Floor Area is proposed in order to construct an Attached Garage; property located at 20050 Albion Road, PPN 391-27-005, zoned R1-75.

(H) Any Other Business to Come Before the Board